

21 Wesley Court (Stroud)

Stroud, Stroud, Gloucestershire, GL5 1DS



PRICE: Offers in the Region Of £80,000 **Lease: 99 years from 1998**

Property Description:

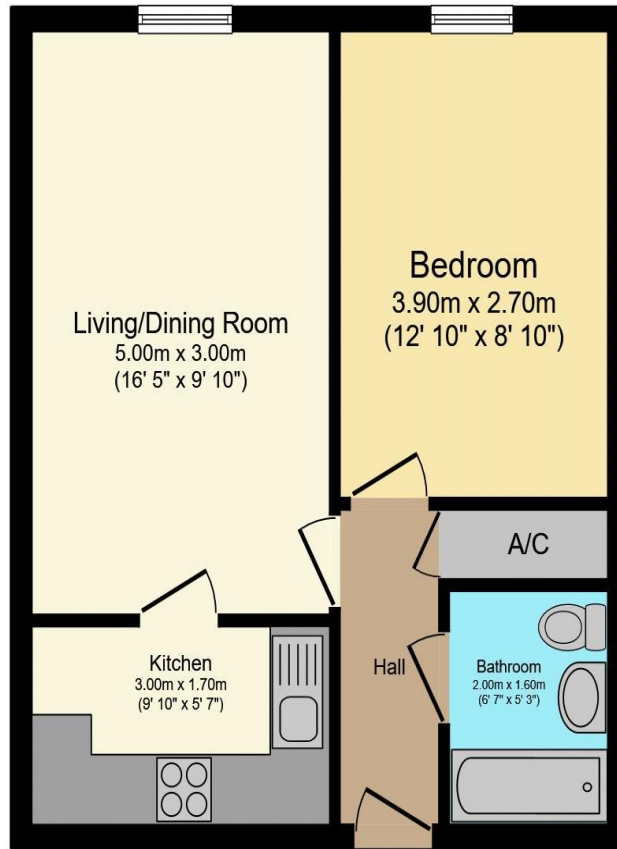
A ONE BEDROOM RETIREMENT APARTMENT ON THE SECOND FLOOR Wesley Court is an exclusive development of 40 apartments for the over 60's, conveniently located close to Stroud town centre. Many apartments feature views over Stroud Valley and residents can also enjoy the well tended communal gardens. The development boasts a lounge to socialise in, as well as a laundry and guest facilities so friends and family can visit. A Development Manager can be contacted from various points within each property in the case of an emergency and when off duty, there is a 24 hour emergency call system for total peace of mind. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. DRAFT DETAILS

Residents' Lounge and Communal Gardens
Excellent located in Stroud's vibrant Town Centre
24 hour Emergency Call System
Car park on site
Development with Views over Stroud Valley

Communal Laundry, Lift and Guest Suite
Development Manager
Minimum Age 60
Lease 99 years from 1998



For more details or to make an appointment to view, please contact Rachel Hazell



Total floor area 39.4 m² (425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/3/25

Annual Ground Rent:

£193.68

Ground Rent Period Review:

2028

Annual Service Charge:

£3056.12

Council Tax Band:

B

Event Fees:

n/a Transfer

n/a Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.